REMAX COMMERCIAL

FOR SALE · LAND



OFFERING MEMORANDUM · C-2 COMMERCIAL LAND · JEFFERSON PARISH

3842 Airline Drive

Lot 53A, Metairie Terrace · Airline Dr at Cleary Ave · Metairie, LA 70001

ASKING PRICE

$850,000

±25,830 SF (0.59 AC) of vacant land at the signalized corner of Airline Dr and Cleary Ave, next to Sam's Club. Zoned C-2 General Commercial.

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Property Overview

FOR SALE – ±25,830 SF of vacant land at the signalized corner of Airline Dr and Cleary Ave.

ASKING PRICE	LAND AREA	ZONING	LOCATION
$850,000	**±25,830 SF**	**C-2**	**Signalized corner**
About $32.91/SF on 25,830 SF	0.59 AC of vacant land	General Commercial	Airline Dr & Cleary Ave

HIGHLIGHTS

- **Vacant commercial land** at the signalized corner of Airline Dr and Cleary Ave in Metairie.
- **C-2 General Commercial zoning**, well suited for retail, service or restaurant development, including a QSR user seeking visibility and a signalized corner.
- **Airline Dr frontage** on one of the area's primary commercial corridors, with a rounded corner at Cleary Ave and the Earhart Expressway on/off ramp.
- **Next to Sam's Club**, with established retail along Airline Dr and residential neighborhoods around the site.
- **Frontage on three streets:** Airline Dr, Cleary Ave and Robertson St, which crosses the parcel.
- **Adjacent Robertson St lots also available** (Lots KC1-A to KC1-E, C-2), which can be combined with this parcel for a larger site. Reach out to me for details.

PROPERTY DESCRIPTION

LEGAL	Lot 53A, Metairie Terrace Subdivision, Jefferson Parish, LA
ADDRESS	3842 Airline Dr, Metairie, LA 70001
LAND AREA	±25,830 SF (0.59 AC), vacant land
FRONTAGE	Signalized corner of Airline Dr and Cleary Ave, with additional frontage on Robertson St. South line 128.04′ per the 2005 survey.
ZONING	C-2 General Commercial (Jefferson Parish)
PARISH GIS	Parcel RR-323 · APN 820046347

Offering area of ±25,830 SF follows the listing. The 2005 survey labels Lot 53A as 25,595.2 SF. Buyer to verify area, dimensions, zoning and permitted uses.



3842 Airline Dr (red, subject) and the Robertson St lots (dashed navy, also available). Outlines are approximate and not a survey. Imagery: USGS NAIP (public domain); the aerial may predate later site clearing. The property is offered as vacant land.

The Site & Adjacent Lots



Current listing photograph of the site as vacant land, looking toward Airline Dr and Cleary Ave. Area is ±25,830 SF as shown on the listing.



Site plan. 3842 Airline Dr outlined in red; Robertson St lots KC1-A to KC1-E in a dashed navy outline (B and C Pending). Imagery: USGS NAIP. Outlines approximate.

ALSO AVAILABLE NEXT DOOR: ROBERTSON ST COMMERCIAL LOTS

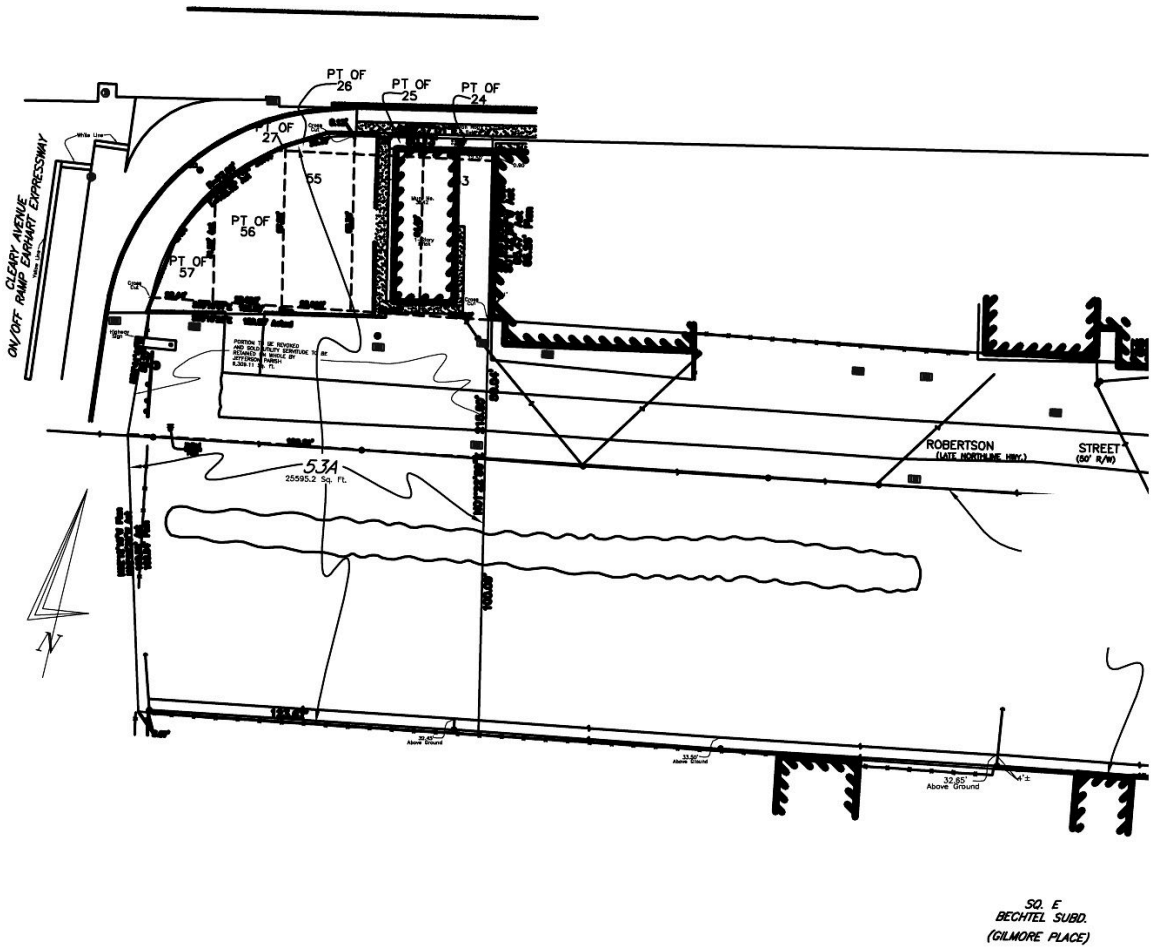
- Five C-2 lots on Robertson St, directly behind and east of this parcel: **KC1-A to KC1-E**, ±9,861 to 15,078 SF each (59,139.60 SF / 1.36 AC total).
- Each lot is priced individually at **$26.00/SF**. Lots KC1-B and KC1-C are shown as Pending. Adjacent lots can be combined.
- The resubdivision of former Lot KC1 into these five lots has been **approved by Jefferson Parish and recorded**.
- These lots can be combined with 3842 Airline Dr for a larger development site. **Reach out to me for details.**

PRICE PER LOT
$26.00/SF
Each lot priced individually

LOT	ROBERTSON FRONTAGE	CATHERINE FRONTAGE	AREA (SF)	ACRES	PRICE / SF	PRICE	STATUS
KC1-A	103.70′	99.44′	10,156.27	0.23	$26.00	$264,063	AVAILABLE
KC1-B	141.45′	141.45′	14,144.57	0.32	$26.00	$367,759	PENDING
KC1-C	150.78′	150.78′	15,078.33	0.35	$26.00	$392,037	PENDING
KC1-D	99.00′	99.00′	9,899.70	0.23	$26.00	$257,392	AVAILABLE
KC1-E	99.00′	98.22′	9,860.73	0.23	$26.00	$256,379	AVAILABLE
Total land (5 lots)	**593.93′**	**588.89′**	**59,139.60**	**1.36**			

Dimensions and areas as stated on the resubdivision survey dated September 3, 2026, by Dading, Marques & Associates, LLC. Prices are $26.00/SF of lot area, rounded to the nearest dollar. No discount for buying more than one lot.

Survey



Excerpt from "Resubdivision of a Portion of Robertson Street, a Portion of Kansas City R/R R/W, and a Portion of Lots 24, 25, 26, 27, 56, 57 and All of Lots 53, 54 & 55 into Lots 53A, KC1, and KC2, Metairie Terrace Subdivision, Jefferson Parish, Louisiana," Dading, Marques & Associates, Inc., Joseph M. Marques, Surveyor, dated July 12, 2005, Job No. 420637, Scale 1" = 30'. The full survey is available on request. The plat labels Lot 53A as 25,595.2 SF; the offering uses ±25,830 SF per the listing. The 2005 plat depicts a structure along Airline Dr; the property is offered as vacant land.

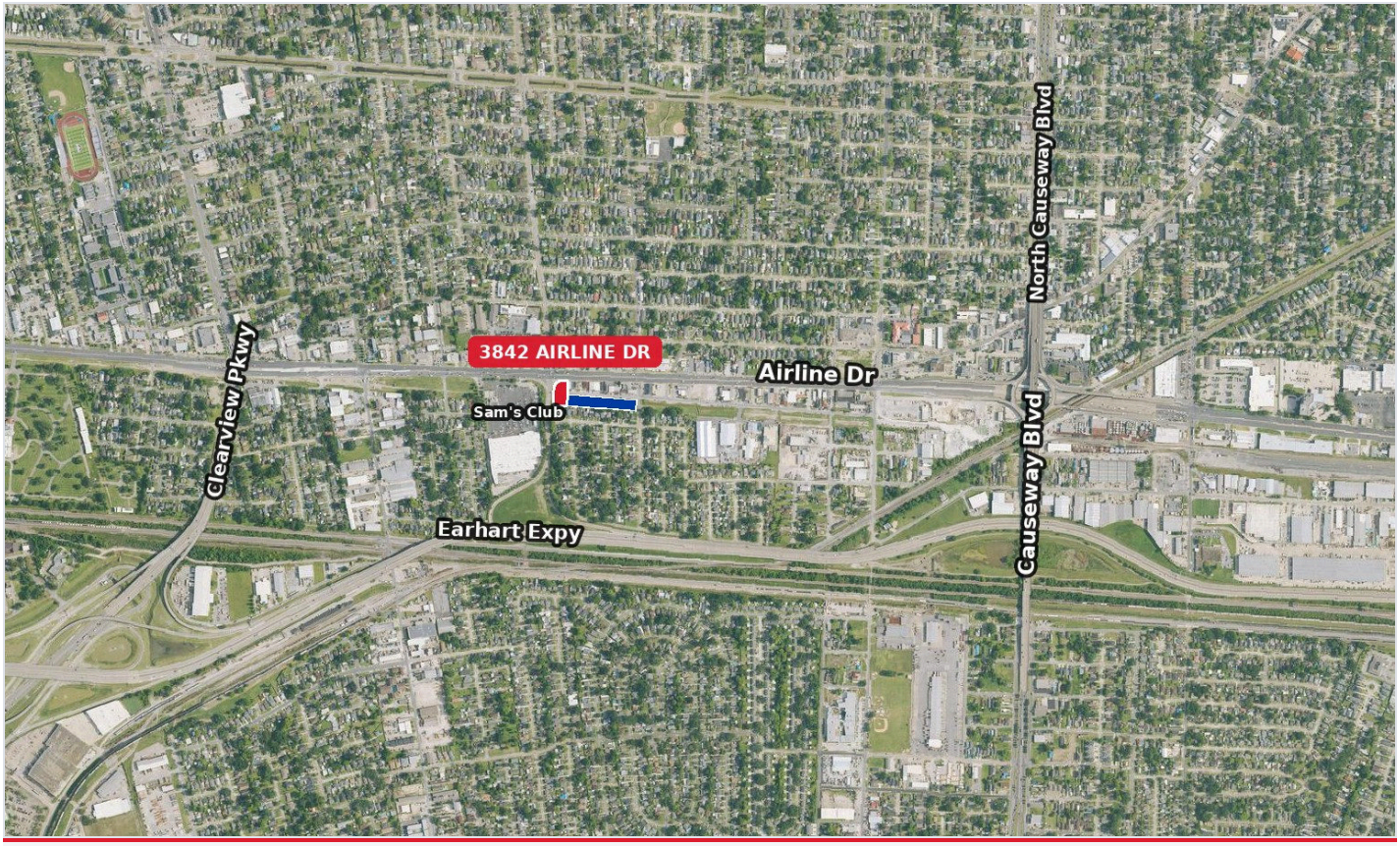
SURVEY NOTES

- Lot 53A is labeled **25,595.2 SF** on the plat.
- The south line is shown as **128.04 ft**.
- The site fronts Airline Dr, Cleary Ave / the Earhart Expressway on/off ramp, and Robertson St (shown as a 40 ft right-of-way crossing the parcel).

HOW TO READ THE PLAT

- The rounded northwest corner is the signalized intersection of Airline Dr and Cleary Ave.
- Lot KC1, now resubdivided into the five Robertson St lots, lies along the east / southeast line and is also available.
- A drainage swale is shown running east-west through the parcel.

Location



Approximate site location. Imagery: USGS NAIP (public domain). Road names from OpenStreetMap data © OpenStreetMap contributors.

LOCATION NOTES

- East Bank Metairie, Jefferson Parish, at the signalized corner of Airline Dr (US 61) and Cleary Ave.
- Adjacent to Sam's Club, on a primary commercial corridor with retail and service uses along Airline Dr.
- The Earhart Expressway on/off ramp is at the west side of the intersection.
- Several new warehouses have been built along Robertson St, immediately south and east of the site.

ACCESS

- Airline Dr: direct frontage, signalized corner at Cleary Ave.
- Earhart Expressway: on/off ramp at the intersection.
- Clearview Pkwy: about 0.5 mile west (straight-line).
- Causeway Blvd: about 0.8 mile east (straight-line).

Contact

For tours, questions or to make an offer, reach out to me.

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3842 Airline Dr, Metairie, at Airline Dr and Cleary Ave. Outline approximate.

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by REMAX Commercial Brokers, Inc. ("Broker") for the sole purpose of providing general information about 3842 Airline Drive, Lot 53A, Metairie Terrace Subdivision, Jefferson Parish, Louisiana (the "Property") to qualified parties who may be interested in acquiring it. By accepting this document you agree to keep it and its contents confidential, to use it only to evaluate the Property, and not to copy or share it with anyone other than your principals, advisors and lenders who need it for that purpose and who agree to do the same.

The information in this memorandum comes from sources Broker believes to be reliable, including the property owner, the survey, public parish and federal records, and the listing record. It has not been independently verified, and Broker, the owner and their agents make no representation or warranty, express or implied, about its accuracy or completeness. Lot dimensions, area, zoning and other site information are approximate, may change, and must be verified independently by each prospective buyer. This memorandum is not a substitute for a buyer's own due diligence, which should include review of title, survey, zoning and permitted uses, environmental and physical-condition matters, and consultation with the buyer's own legal and financial advisors.

The lot area used in this offering is ±25,830 SF, as stated in the listing. The July 12, 2005 survey by Dading, Marques & Associates, Inc., Job No. 420637, labels Lot 53A as 25,595.2 SF. **Please do not enter the Property without an appointment.** All tours must be arranged through the listing broker.

The owner reserves the right to reject any or all offers, to withdraw the Property from the market, to change the price or terms, and to negotiate with any party, at any time and without notice or obligation. The Property is subject to prior sale. Neither the owner nor Broker is obligated to any party unless and until a written purchase agreement has been fully signed and delivered. Aerial imagery is from the USGS National Agricultural Imagery Program (public domain) and may predate later site clearing; the Property is offered as vacant land. Parcel outlines are approximate, drawn from Jefferson Parish GIS and the survey, for illustration only, and are not a survey.

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